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Doucetengineers.com

EXHIBIT " A "

**HOA Investment LLC
To
City of Austin
(Wastewater Easement)
WE**

LEGAL DESCRIPTION FOR PARCEL 5273.56 WE

BEING A 0.1477-ACRE EASEMENT OUT OF THE SAMUEL CUSHING SURVEY, ABSTRACT NUMBER 164, SECTION 70, TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING PART OF LOT 2, DESSAU PHASE II, RECORDED IN DOCUMENT NUMBER 201600085, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], BEING THAT SAME TRACT CONVEYED TO HOA INVESTMENT LLC, RECORDED IN DOCUMENT NUMBER 2017005857 [O.P.R.T.C.T.]; SAID 0.1477-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe (bent) found in the existing southeast right-of-way line of Dessau Road, a variable width right-of-way and for the north corner of a called 2.324-acre tract, conveyed to HOA Investment LLC, recorded in Document Number 2014118134 [O.P.R.T.C.T.], being further described in Document Number 2010100333, [O.P.R.T.C.T.];

THENCE, S63°07'05"E, with the existing southeast right-of-way line of said Dessau Road and the north line of said 2.324-acre tract, for a distance of 11.00 feet to concrete right-of-way monument found for the **POINT OF BEGINNING**, for the west corner of said Lot 2 and for the southwest corner of the easement described herein;

THENCE, With said curve to the right, having an arc length of 129.47 feet, a radius of 8,132.08 feet, a delta angle of 00°54'44", and a chord which bears N28°30'58"E, for a distance of 129.47 feet, to a 60D Nail set for the northwest corner of the easement described herein;

THENCE, over and across said Lot 2, the following two (2) courses:

- 1) S61°02'06"E, for a distance of 50.00 feet to a 60D Nail set for the beginning of a curve to the left and for the northeast corner of the easement described herein, and
- 2) With said curve to the left, having an arc length of 127.93 feet, a radius of 8,086.35 feet, a delta angle of 00°54'23", and a chord which bears S28°30'58"W, for a distance of 127.92 feet, to a 60D Nail set in the south line of said Lot 2, same point being in the north line of said 2.324-acre tract and for the southeast corner of the easement described herein;

THENCE, N62°48'32"W, with the common line of said Lot 2 and said 2.324-acre tract, for a distance of 50.01 feet to the **POINT OF BEGINNING**, of the easement described herein and containing 0.1477-acres more or less.

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



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BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD 83 (2011), Epoch 2010.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.

12/19/2022

Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
CTerry@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

Date



FIELD NOTES REVIEWED
BY DATE: 01/18/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REFERENCES

TCAD PID No. _____
TCAD GID No. _____
Vesting deed Doc. No. 2017005857

VICINITY MAP
NOT TO SCALE

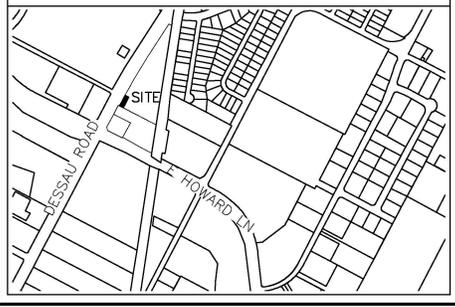


EXHIBIT "A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°07'05"E	11.00'
L2	S61°02'06"E	50.00'
L3	N62°48'32"W	50.01'



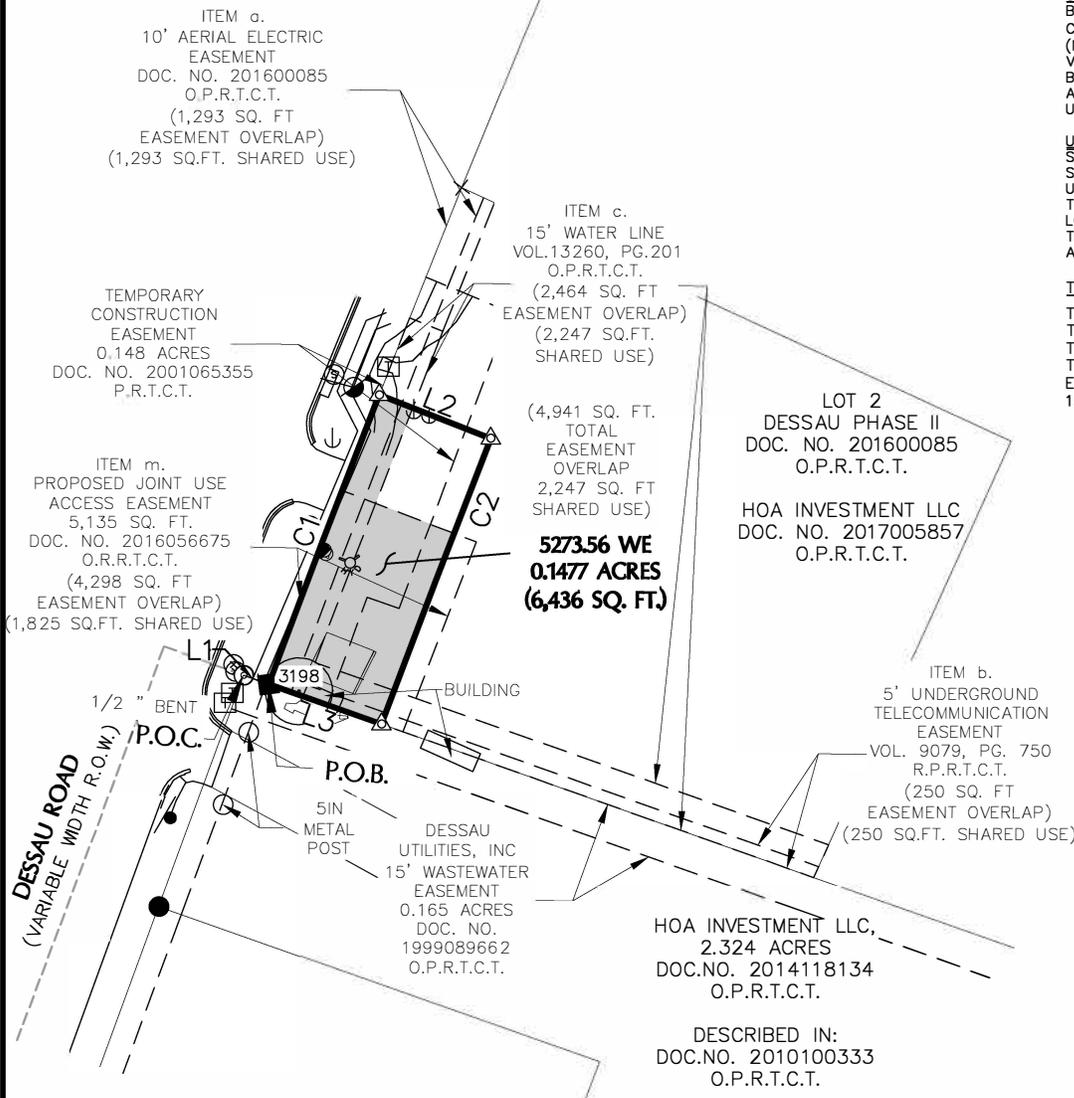
GRAPHIC SCALE: 1" = 80'

SAMUEL CUSHING SURVEY
ABSTRACT NO. 164, SECTION 70

LEGEND

	SUBJECT EASEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EDGE OF PAVEMENT
	RIGHT OF WAY TYPE II MONUMENT FOUND
	1/2" IRON ROD FOUND [UNLESS NOTED]
	CALCULATED POINT
	60D NAIL SET
	IRON PIPE FOUND [AS NOTED]
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	129.47'	8,132.08'	00°54'44"	N28°30'58"E	129.47'
C2	127.93'	8,086.35'	00°54'23"	S28°30'58"W	127.92'



CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.
UNITS: US SURVEY FEET.

UTILITY NOTE:

SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AN ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, GF. NO. 202104198A, EFFECTIVE DATE JUNE 29, 2022, AND ISSUED ON JULY 15, 2022.



STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Christopher W. Terry

12/19/2022

CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES, INC.
CTERRY@DOUCETENGINEERS.COM

Date:	12/19/2022
Drawn by:	JRT
Reviewer:	CWT
Project:	1570-034
Field Book:	548
Party Chief:	JSM
Survey Date:	03-07-2020

CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION

0.1477 ACRE (6,436 SQUARE FEET)
WASTEWATER EASEMENT

TRAVIS COUNTY, TEXAS

DOUCET
Civil Engineering // Easements // Geospatial
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Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPEL Firm Number: 10105800



SCALE 1" = 80' Sheet: 3 OF 3